

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44567

40141

Property Information

property address: 1404 CAVITT
legal description: SUBER #2, LOT 3-6, PTS OF 7-8, & PT OF ALLEY
owner name/address: PROVENDER HALL II LLC
260 INDUSTRIAL CENTER BLDG
STE A
SAUSALITO, CA 94965
full business name: Family Dollar
land use category: Comm-Retail type of business: general store
current zoning: SC-B occupancy status: occup
lot area (square feet): 39552 frontage along Texas Avenue (feet): 119
lot depth (feet): 240 sq. footage of building: 9175
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 206

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): steel

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 2004 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) loading dock
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: plastic
overall condition (specify): Excellent
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) nil

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 42
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Excellent

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

